



**GRASSROOTS**  
REALTY GROUP

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**2168 Hwy 587 # 10**  
**Rural Red Deer County, Alberta**

**MLS # A2262495**



**\$1,350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Quad or More Detached, RV Access/Parking, Workshop in Garage		
<b>Lot Size:</b>	52.00 Acres		
<b>Lot Feat:</b>	Farm, Garden, Landscaped, Many Trees, Pasture, Rectangular Lot, Views, Y		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	26-34-2-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Welcome to this exceptional 52-acre property, a rare find for those seeking privacy, space, and the perfect setup for country living. Zoned Agriculture and located just 8 minutes off Highway QE2, this property offers a peaceful retreat with all the conveniences of modern upgrades and easy access to nearby cities — only 50 minutes to Calgary and 35 minutes to Red Deer. The main home is a spacious five-bedroom residence, ideal for a large family or hosting guests. Beautifully updated kitchen featuring Knotty Alder cabinetry and granite countertops. Recent mechanical upgrades include a newer forced-air furnace, upgraded hot water heater, electrical panel, submersible well pump, and water treatment system, ensuring comfort and peace of mind. Privately tucked away from the main home is a second residence, perfect for rental income or extended family. This well-maintained 3-bedroom modular home with an addition and large deck has also been upgraded with twin furnaces, electrical panel, water heater, and its own submersible well pump. With separate utilities including septic, power, gas, and water, it offers independence and privacy for its occupants. For the horse enthusiast, this property is truly a dream. The 32' x 72' barn is fully equipped with stalls, a tack room, 6 pens 4 stalls, outdoor pens, water, and power. The land is gently rolling with green pasture, walking paths, camping setup with power and approximately 30% treed, offering both beauty and functionality. The property is fully fenced and cross-fenced, ideal for livestock or horses. Additional features include a 49.5' x 57.5' shop with two 220V power panels, water hookups, and the potential to develop a living space or workshop with a 16' x 49.5' covered carport. Numerous sheds throughout the property provide ample space for equipment, tools, or small

animals. Enjoy the peace and quiet of country living with outdoor recreation just minutes away &mdash; including Glennifer Lake, only 20 minutes away, and the Little Red Deer River just down the road. Paved access right to the driveway and a house set well back from the highway make this an ideal location to call home. This is more than just a property &mdash; it's a lifestyle. Don't miss your opportunity to own this beautifully maintained and versatile piece of west country ranch land. Directions: West of Bowden AB on Hwy 587 for 6 miles(10KM) . Turn into Driveway North side road #10. Follow driveway to right.